

MINUTES
MOUNT VERNON CITY COUNCIL
NOVEMBER 3, 2014

The Mount Vernon City council met November 3, 2014 at the Mount Vernon Municipal Swimming Pool with the following members present: Roudabush, Hampton, Thompson, and Niemi. Absent: Taylor.

1. Call to Order. At 6:30 p.m. Mayor James Moore called the meeting to order.
2. Approval of Agenda. Items #8 and #10 will be tabled. Motion made by Hampton, seconded by Niemi to approve agenda as amended. Carried all.
3. Consent Agenda. Motion made by Niemi, seconded by Hampton to approve Consent Agenda. Carried all.

a. Approval of minutes of October 20 and October 22, 2014.

b. Claims for approval.

AHLERS & COONEY P.C.	2014 SERIES A BOND	8,116.28
ALEX AIR APPARATUS INC	RAM REPLACEMENT SEALS-FD	425.48
ALEX AIR APPARATUS INC	EQUIP REPAIR-FD	275.00
ALPHA CARD	SUPPLIES-P&A	64.95
ALTORFER INC	TCLS GEN FUEL TANK-CLEAN, INSP	3,200.87
ARBEIT CONSTRUCTION COMPANY	CORNER/2ND AVE & 1ST ST	7,990.95
AUTO WORX	2011 IMPALA REPAIRS-PD	498.10
AUTO WORX	2011 IMPALA REPAIRS-PD	353.25
BALICEK, RITA	CLEANING SVC	87.50
BALICEK, RITA	CLEANING SERVICE-P&A	52.50
BAUER BUILT TIRE - CEDAR RAPID	TIRES (4)-PW	578.76
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	370.70
BEIMER, MICHAEL R	MONTHLY MILEAGE-P&A	138.60
BENHART, SHERRIE	CLEANING SVC	87.50
BENHART, SHERRIE	CLEANING SERVICE-P&A	52.50
BROWN, CURTIS	DEPOSIT REFUND-WAT	55.47
BURROUGHS, RICHARD	CEMETERY MAINT	1,711.00
CEDAR VALLEY OUTFITTERS CORP	UNIFORMS-PD	280.00
CLIFTON LARSON ALLEN	AUDITOR FEES-P&A	2,100.00
COMMUNITY DEVELOPMENT GROUP	WELLSO DONATION/SUPPORT	2,000.00
CUMMINS CENTRAL POWER	BLOCK HTR WWTP GENERATOR-SEW	532.98
CY'S TREE SERVICE	2ND AVE-6TH ST NW-RUT	2,390.00
CY'S TREE SERVICE	GRINDING 4 STUMPS-RUT	255.00
DIESEL TURBO SERVICES	06 INTL REPAIRS-RUT	3,420.08
ELECTRONIC ENGINEERING	INFORMATION SYSTEMS-PW	399.60
ELECTRONIC ENGINEERING	PAGER SERVICE-EMA	11.95
ESCO ELECTRIC COMPANY	SHOP HEATER HARDWIRE-RUT	769.61
GOODLOVE, NATHAN	FIRE CHIEF PAY-FD	416.67
GORDON LUMBER COMPANY	SUPPLIES-ALL DEPTS	252.37
HAWKEYE READY MIX	7TH AVE N PATCH-RUT	368.72

HAWKEYE READY MIX	214 3RD AVE NW-RUT	252.46
HAWKEYE READY MIX	214 3RD AVE NW-RUT	104.74
INTERSTATE ALL BATTERY	BATTERIES-PD	23.90
IOWA COMMUNITIES ASSURANCE POO	PORTABLE TRAFFIC LIGHTS (4)	52.48
IOWA INSURANCE DIVISION	PERPETUAL CARE FILING FEE-CEM	50.00
IOWA LAW ENFORCEMENT ACADEMY	FIREARM INSTRUCTOR RECERT-PD	150.00
JIMINEZ, CAMERON	DEPOSIT REFUND-WAT	100.00
KIRK, BILL	BOOTS-PW	120.00
LINN CO-OP OIL CO	FUEL-PW	1,758.96
LINN COUNTY PLANNING & DEVELOP	BLDG PERMIT FEES/INSPECTIONS	1,308.00
LINN COUNTY SHERIFF	SHARED SERVICES-PD	900.00
LISBON MT VERNON AMBULANCE	FIRST AID-FD	90.49
LYNCH FORD	5K MAINT SERVICE-PD	60.80
M & K DUST CONTROL	7TH ST RECON PROJECT	1,904.66
MORSE, SAMANTHA	DEPOSIT REFUND-WAT	55.92
MOUNT VERNON POLICE RESERVES	SPECIAL EVENTS PAY-PD	12.00
MOUNT VERNON, CITY OF	DEPOSITS TO FINALS-WAT	44.08
MV BANK	NSF CHARGE-WAT	5.00
NEAL'S WATER CONDITIONING SERV	WATER/SALT-PW,P&A	73.35
OFFICE OF VEHICLE SERVICES	VEHICLE INSPECTIONS-PD	60.00
PAYROLL	TOTAL	61,124.80
PAYROLL	PAYROLL	969.11
POOL TECH	POOL ANALYSIS-POOL	5,000.00
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,S/W	365.96
RACOM CORPORATION	BELT CLIP-FD	229.82
RAPIDS	ELLIOTT CONC SINKS, FAUCET	717.17
RATHJE CONSTRUCTION	7TH ST RECON PROJECT-PAY EST 2	81,828.77
SHEPLEY PHARMACY	FILE FOLDERS-FD	6.64
SIDERS, MATT	MONTHLY MILEAGE-P&REC	84.00
SPRINGER PEST SOLUTIONS	PEST CONTROL-VC, P&A	30.00
STAPLES ADVANTAGE	CALCULATOR-P&A	128.23
STAR EQUIPMENT LTD	SAFETY VESTS-PW	76.74
STATE HYGIENIC LAB	CERTIFICATION FEE-FD	275.00
THE THORESON PROJECT	RECORDS MGMT SYSTEM-CEM	1,800.00
TREASURER STATE OF IOWA	UNCLAIMED PROPERTY-P&REC	20.00
ULCH, TY	DEPOSIT REFUND-WAT	39.18
ULTRAMAX AMMUNITION	TRAINING-PD	1,445.00
US BANK	SUPPLIES, FUEL, MEALS, TRAVEL	750.53
US CELLULAR	CELL PHONE-PW	610.82
WALKER AG EQUIPMENT	CYCLE MOWER ARM-RUT,P&A	411.6
WATER SOLUTIONS UNLIMITED INC	CHEMICALS-WAT	2,370.00
WENDLING QUARRIES	ALLEY MAINT-RUT	100.40
WESTSIDE TIRE CO INC	TIRE/IMPALA-PD	105.04
	TOTAL	202,872.04

c. Approval of Change Order #16, U.S. Highway 30 Corridor Improvements Project,
Streb Construction: \$5,775.00

- d. Approval of Pay Estimate #11, U.S. Highway 30 Corridor Improvements Project, Sreb Construction: \$12,011.40.
- e. Approval of Pay Estimate #3, Seventh Street Reconstruction Project, Rathje Construction: \$185,293.29.

4. Open forum: each citizen limited to 5 minutes per discussion item.

5. City Administrator Report. Beimer reported that the personnel committee met last week and conducted interviews for the public works position that was left vacant in February. An offer to hire has been made and once this person is on board Beimer will make the announcement. Work is still being done on the new recording requirements with the Securities Exchange Commission (Municipal Continuing Disclosure Cooperation) and will possibly have something on the next Council agenda. The treatment of all of the ash trees in Mount Vernon is complete. Beimer has completed his section of the audit. We are in the final stages of completing the FEMA reimbursement and there is a possibility that the City will get approximately 36,000 as a result of the flooding in June. Union negotiations will be starting soon. Surveys were sent to downtown businesses regarding the trees and 17 of the 21 surveyed said they wished to have the trees removed and replaced with the same type of tree. The Wellmark health insurance premiums for the City will increase 17.6% if the City stays with the current policy but Beimer is looking into a different option to save on costs. Beimer said that he was directed by Council to hire an engineering firm and also to place an ad for a new City Engineer, which he has done. There were five firms interviewed. There are certain projects that Veenstra and Kimm will complete and some that they won't. It was Beimer's decision to hire this firm based on the following: their rates were in the median, they have 150 people on staff in different areas of discipline as far as engineering and they are a full service firm. They are also Lisbon's engineering firm, which would bode well when annexation and development issues arise along the corridor, including the bypass. Beimer feels that one firm could represent the interest of both cities. He also feels there needs to be some continuity between what our present City Engineer knows and what needs to be transferred. If the arrangement does not work out, there is no contract and they can be fired at any time. Niemi asked Beimer if he felt that interviewing 5 firms was doing due diligence. Beimer stated that he did, given the time constraints and the firms and the firms that we have done business with or knew about in the past. Niemi also asked if Beimer felt there was anything wrong or inappropriate with having Dan Boggs in the room for the interviews, and that Boggs was there to inform applicants of those projects that were started or not started as yet. Beimer stated that there was value in that and he did not prejudice the decision. The decision was made by Beimer to hire Veenstra and Kimm. Hampton asked City Attorney Hatala if he felt there was a conflict of interest. Hatala said he felt it deserved more thought but Council could proceed however they think is appropriate. Niemi asked to what extent Dan Boggs was involved in the decision. Beimer stated that he was not involved in the decision and was there to give his input as far as some of the projects that were being worked on. Niemi asked if Boggs received a copy of everyone's rate sheets. Beimer stated that the rate sheets were brought in during the interviews and they were not received ahead of time. Niemi asked if the firms involved were aware that Council has not made a decision whether or not to fill this position. Beimer stated that he was

told by Council to get a firm hired to fill in during the transition time and that a full-time engineer is still an option. Niemi thanked Dan Boggs for staying until December so that there was continuity in the transition.

Beimer asked Council if they would consider allowing former Mayor Peterson speak since he has some concerns about the hiring of this firm. Council agreed. Scott Peterson stated that he just wanted to clarify if this was a temporary arrangement and to make a longer term decision later. He encourages this as there a lot of options and there are certainly more than five engineering firms out there. Mayor Moore thanked Beimer for acting promptly on this item.

6. Introduction of representatives from Veenstra and Kimm Engineering firm and City Administrator decision to hire firm for engineering services. Beimer introduced representatives from Veenstra and Kimm Engineering and directed Council to information that was provided in their packets. There are several projects that Beimer is asking for quotes on from the firm to determine how to proceed. There are also projects that are in process that need to be completed. Beimer stated that he is impressed with what he has seen so far from the firm. Dave Schlesinger and Emily Linebaugh from Veenstra and Kimm then gave Council a brief summary of their services. They are aware that this is an at-will arrangement.
7. Presentation from Speer Financial; TIF planning report update. Larry Burger from Speer Financial addressed Council with the annual TIF planning report and went over the City's current General Obligation Debt, TIF revenue and debt capacity. The City currently has available \$2,874,000 to levy if needed. He does not recommend this but it is there if the need arises. Beimer interjected that the projections for growth of 3% a year and that no growth to speak of has occurred in 2013 (2 building permits for new housing) or 2014 (no building permits for new housing). Beimer also cautioned Council about rollbacks being roll back and the new laws affecting commercial taxable rate, new classifications for certain residential housing and the possibility of no backfill from the state in three years for the phased in lowering of commercial rates. After the first three years there is no plan to "backfill" City tax revenues for commercial taxable properties.
8. Request from Wade Squiers to give update on 2014 Heritage Days. Tabled.
9. Request from Allen Roen to purchase City owned building at 116 2nd Avenue SW. Discussion and possible action. Beimer explained that the City had decided approximately one year ago to demolish the building but he was approached and asked if the City would be willing to sell it. The sale would be as is with no warranties expressed or implied. Brandon Scheil, in partnership with his brother-in-law Allen Roen, addressed Council about purchasing the property to be used as office space for their cleaning business. There would need to be some structural repair, a new roof, new mechanical systems and few other miscellaneous items. Beimer proposed a quit claim deed. It would be purchased for a nominal fee with the understanding that it would be purchased "as is" and they would be assuming any risks of what is underneath when the walls are opened up. A couple of benefits to the city would be saving on demolition costs, add to the City's tax

roll each year and add a new business to the City. City Attorney Bob Hatala said there is a process and public hearing for selling City property that would need to be followed. Beimer will work with the applicants and get the process started.

10. Public Hearing and possible first reading of Ordinance #11-3-2014A: An Ordinance amending the Code of Ordinances of the City of Mount Vernon, Iowa by adding provisions pertaining to procedures for demolition review. Tabled.
11. Public Hearing and discussion and possible action on Resolution #11-3-2014A: A Resolution adopting the Linn County Multi-Jurisdictional Hazard Mitigation Plan 2014-2019. Mike Buser explained that this is basically an update on what the City approved approximately 3 years ago. This update will put us in line with the entire County and update the plan so there wouldn't be a gap if there was a disaster in the City. Motion made by Hampton, seconded by Niemi to approve Resolution 11-3-2014A. Roll call all yes. The plan is available in its entirety at www.cityofmtvernon-ia.gov.
12. Request from Parks and Recreation Director to purchase four new indoor basketball hoops to be installed at Washington Elementary at a cost of \$4,396.00. Mayor Moore explained that this item was previously approved last fiscal year but the money was not spent. Motion made by Hampton, seconded by Niemi to approve. Carried all.
13. Request from Public Works Director to purchase new John Deere Series 3039R Compact Utility Tractor with full cab and snow blower, trade in used John Deere Series 855, International Tractor and 18' bat wing mower and defray cost until start of new fiscal year (FY2016). Discussion and possible action. Nick Nissen explained that this new piece of equipment will be better utilized by the City than the other items being traded in, which are in need of repair. It will have a smaller snow blower so they are able to get into smaller areas and an enclosed cab with heat and air. The amount for the purchase with trade is \$16,622.42, which will be paid in FY2016. There is a three year warranty on the tractor and a one year warranty on the snow blower. Motion made by Hampton to approve the purchase of the new John Deere Series 3039R as well as trade in the used John Deere Series 855, International Tractor and 18' bat wing mower and defray cost until FY2016. Seconded by Thompson. Carried all. Taylor absent.
14. Public Works Director recommendation to Council to promote Dean Smyth to position of Assistant Lead Operator. Discussion and possible action. Smyth is currently at Operator III and Nick Nissen is recommending he be promoted to Assistant Lead Operator. Nissen explained that he will be in charge of all of the parks and the part-time summer help in that department. Hampton asked Nissen what brought this change on in the short time that he had been here. Nissen explained that he needed to have a Lead Operator and Assistant Lead Operator so that when he is gone things continue to progress and there has not been anyone in the Assistant Lead Operator position. Hampton asked Beimer if he agreed with Nissen's recommendation. Beimer responded that he supported Nissen's decisions. Hampton said that he wanted to make sure we weren't promoting someone just to promote but that he supported Nissen's decision. Motion

made by Niemi to promote Dean Smyth to the position of Assistant Lead Operator. Seconded by Thompson. Carried all. Taylor absent. (Smyth had been in the interim position of Lead Operator since last February, pending the hiring of a replacement Public Works Director).

15. City Engineer Report. All of the concrete has been poured on the 7th Street project as well as the pavement, driveways, sidewalks and handicap ramps. There might be a little more clean-up work to do and some steps to put in. The street is open to local traffic. The change order that was approved included a patch on First Street by Sauter Park, which was completed and open to traffic. The excavated material that was taken from the work on 7th Street has been put on the northerly side of the embankment on 1st Street so that it could be mowed. Boggs is continuing to get signatures for the Hwy 30 project. The material is not in yet for the light that needs to be installed and an audit cannot be completed until that is done. Boggs continues to work on grades for the 1st Street and Hwy 1 signalization and hopes to have that ready for letting before he is gone in December.
16. Old Business. Niemi brought up again the issue of communication processes. He has been doing some research online and will forward that information on to the City Administrator to review.
17. New Business. Moore announced that the month of November is Pancreatic Cancer Month. Tomorrow is Election Day.
18. Discussion of strategy for collective bargaining with both bargaining units. Possible closed session pursuant to Iowa Code Section 20.17. Niemi made a motion to go into closed session, Thompson seconded. Roll call all yes. Motion made by Niemi, seconded by Hampton to come out of closed session. Roll call all yes. No action taken.

As there was no further business to attend to the meeting adjourned, the time being 8:45 p.m. November 3, 2014.

Respectfully submitted.
Michael R. Beimer
City Administrator